

# A G E N D A

## **BUILDING COMMITTEE**

April 13, 2005  
11:00 A.M. OPS Conference Room  
1<sup>st</sup> Floor Mason Building

## **STATE ADMINISTRATIVE BOARD**

April 19, 2005  
11:00 A.M. 1921 Department of Conservation Room  
7th Floor Mason Building

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### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Murray D. Van Wagoner Building – Tuckpoint and Waterproof Repair of Exterior Masonry Envelope  
File No. 071/03401.JNS – Index No. 11529  
Low Responsive Bidder: Cusack’s Masonry Restoration, Inc., Hubbardston;  
\$687,054.00

### **AWARD OF CONTRACT FOR PROFESSIONAL SERVICES**

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Treasury, Murray D. Van Wagoner (Transportation) and G. Mennen Williams State Office Buildings - Design/Replace Air Handling Units  
File No. 071/03457.JNS – Index No. 11530  
That approval be given for the award of a contract for professional services to Engineering Applications, Inc., Lansing, Michigan, to provide professional engineering design services, technical staff and support personnel to prepare complete contract documents to design and replace all air handling units in the Treasury, Murray D. Van Wagoner (Transportation) and G. Mennen Williams State Office Buildings in Lansing, Michigan. Payment for professional services to be on a direct payroll basis times a multiplier of 2.52, plus reimbursables, for a cost not-to-exceed \$344,436.28.

### **MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS**

3. DEPARTMENT OF MANAGEMENT AND BUDGET, GRAND RAPIDS - Build-Out for United States Bankruptcy Court  
File No. 071/05018.IJH – Index No. N/A

That the contract for professional services with The Granger Group, Grand Rapids, Michigan, be increased \$405,635.91 on a reimbursable basis upon receipt of certified payroll records, to provide for provision of the difference between prevailing wage rates and standard wage rates for the build out of the United States Bankruptcy Court at One Division Avenue, Grand Rapids, Michigan, and set the end date of the contract construction to August 1, 2005.

## **NEW LEASES FOR PRIVATE PROPERTY**

4. DEPARTMENT OF STATE, NOVI - New Lease #11107 effective July 1, 2005, through June 30, 2010 with Novi Retail LLC, a Michigan Limited Liability Company, 30078 Schoenherr, Suite 300, Warren, Michigan 48088, as Lessor, and the Department of State, as Lessee, for 4,500 square feet of office space located at 31172 Beck Road, Novi, Michigan 48377-1020. The annual per square foot rental rate for this space is \$23.75 (\$8,906.25 per month). This is a full service lease. This Lease contains one five-year renewal option with an annual rental rate of \$26.00 (\$9,750.00 per month). This Lease does not include annual adjustments for real estate taxes or operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
  
5. DEPARTMENT OF STATE, CLINTON TOWNSHIP - New Lease #11106 effective July 1, 2005 through June 30, 2010 with Northpointe Plaza, a Michigan Corporation, 14641 East Warren Avenue, Detroit, Michigan 48334, as Lessor, and the Department of State, as Lessee, for 6,506 square feet of office space located at 37015 Gratiot Avenue, Clinton Township. Effective July 1, 2005 through June 30, 2006, the annual per square foot rental rate for this space will be \$14.92 (\$8,089.13 per month). Effective July 1, 2006 through June 30, 2007, the annual per square foot rental rate for this space will be \$15.42 (\$8,360.21 per month). Effective July 1, 2007 through June 30, 2008, the annual per square foot rental rate for this space will be \$15.92 (\$8,631.29 per month). Effective July 1, 2008 through June 30, 2009, the annual per square foot rental rate for this space will be \$16.42 (\$8,902.38 per month). Effective July 1, 2009 through June 30, 2010, the annual per square foot rental rate for this space will be \$16.92 (\$9,173.46 per month). This rate does not include electricity, heating and cooling, replacement of fluorescent tubes and bulbs, telecommunications, alarm system, and pest control. This Lease contains two five-year renewal options. Effective July 1, 2010 through June 30, 2015, the annual per square foot rental rate for this space will be \$17.42 (\$9,444.54 per month). Effective July 1, 2015 through June 30, 2020, the annual per square foot rental rate for this space will be \$19.92 (\$10,799.96 per month). This Lease does not include annual adjustments for operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
  
6. DEPARTMENT OF STATE, SAINT CLAIR SHORES - New Lease #11111 effective July 1, 2005 through June 30, 2010 with NGP/24000 Harper, LLC, a Michigan Limited Liability Company, 24000 Harper Avenue, Saint Clair Shores, Michigan 48080-1452, as Lessor, and the Department of State, as Lessee, for 5,007 square feet of office space located at 24040 Harper Avenue, Saint Clair Shores, Michigan 48080-1452. The annual per square foot rental rate for this

space is \$23.50 (\$9,805.38 per month). This is a full service Lease. This Lease contains three five-year renewal options. Effective July 1, 2010 through June 30, 2015, the annual per square foot rental will be \$26.00 (\$10,848.50 per month). Effective July 1, 2015 through June 30, 2020, the annual per square foot rental rate will be \$28.50 (\$11,891.63 per month). Effective July 1, 2020 through June 30, 2025, the annual square foot rental rate will be \$31.00 (\$12,934.75 per month). This Lease does not include annual adjustments for real estate taxes or operating expenses. This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.

7. DEPARTMENT F STATE, PONTIAC - New Lease #11115 effective July 1, 2005 through June 30, 2015 with Terra Verde Properties, LLC, a Michigan Limited Liability Company, 50775 Richard W Boulevard, Chesterfield, Michigan 48051, as Lessor, and the Department of State, as Lessee, for 4,996 square feet of office space located at 1602 North Perry Street, Pontiac, Michigan 48340. The annual per square foot rental rate for this space is \$17.13 (\$7,131.79 per month). There is a mid-term rent increase to \$19.13 (\$7,964.46 per month) per square foot effective July 1, 2010 through June 30, 2015. This rate does not include janitorial and telecommunication services. This Lease contains two five-year renewal options. Effective July 1, 2015 through June 30, 2020, the annual per square foot rental rate will be \$21.13 (\$8,583.93 per month). Effective July 1, 2020 through June 30, 2025, the annual square foot rental rate will be \$23.13 (\$9,629.79 per month). This Lease does not include annual adjustments for real estate taxes or operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

### **STATE TO PRIVATE TENANT LEASE**

8. A RECOMMENDATION TO THE STATE ADMINISTRATIVE BOARD TO APPROVE LEASE #10406 WITH THE MICHIGAN DEPARTMENT OF EDUCATION (DOE), AS LESSOR, AND THE MID-MICHIGAN LEADERSHIP ACADEMY (MMLA), AS LESSEE.

It is hereby recommended that the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, approve Lease #10406 for 51,540 square feet of school campus buildings and surrounding grounds located at the Former School for the Blind Campus (a.k.a. The North Lansing Campus) in the City of Lansing, County of Ingham, Michigan, 48906. Said property is managed by DOE and is to be leased to MMLA for the purposes specified in the lease for the period October 1, 2004 through September 30, 2006 at an initial rental rate of \$29,103.00 per month. Effective October 1, 2005 through September 30, 2006 the rental rate will increase to \$38,484.00 per month. This Lease contains two one-year renewal options, which may be exercised by either party. Effective October 1, 2006 the rental rate will be \$38,639.00 per month. Effective October 1, 2007 the rental rate will be \$40,828.00. Either party, with 90-days written notice, may cancel this Lease.